

**OPENING**

Chairperson Browning brought the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

**PRESENT**

Chairperson Cynthia Browning  
Co-Chairperson Janet Prentice  
Commissioner Kuehne  
Commissioner Wenn Jorgensen  
Commissioner Seese

Town Recorder Michelle Kinney

**EXCUSED**

**OTHERS**

Ben Billingsley Town Accountant  
Chief David Zolg  
Mayor Marty Lisonbee  
Council Member Debbie Kopp  
Margie Ososki SW Mosquito Board  
Richard Ososki Code Enforcement  
Tish Lisonbee Events Chairperson

**PUBLIC HEARING ON SUBDIVISION PLAT AMENDMENT FOR AV-1-2-29-310, AV-AVR-3-8, AV-1330-E MAKING THESE THREE PARCELS INTO 2 PARCELS NUMBERED AV-1-2-29-310 (3.1 ACRES) AND AV-AVR-8 (8.16 ACRES). LOCATED AT OR NEAR 1386 N MOUNT ZION DR. OWNERS MARTY AND TISH LISONBEE**

**OPEN HEARING:**

**MOTION:** Commissioner Prentice moves to open the hearing for subdivision plat amendment for AV-1-2-29-310, AV-AVR-3-8, AV-1330-E making these three parcels into 2 parcels numbered AV-1-2-29-310 (3.1 ACRES) and AV-AVR-8 (8.16 ACRES).

**SECOND:** Chairperson Browning  
**VOTE:** Chairperson Browning called for a vote:  
Commissioner Prentice – Aye

Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye
Commissioner Jorgensen-	Aye

The vote was unanimous and the motion carried.

**HEARING:**

Marty Lisonbee addresses the commission and public. He discusses the need to allow access into a land locked piece of land. No flag lot.

**CLOSE HEARING:**

**MOTION:** Chairperson Browning moves to close the public hearing on plat amendment AV-1-2-29-310, AV-AVR-3-8, AV-1330-E making these three parcels into 2 parcels numbered AV-1-2-29-310 (3.1 ACRES) and AV-AVR-8 (8.16 ACRES).

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning Called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye
Commissioner Jorgensen-	Aye

The vote was unanimous and the motion carried.

**TIME STAMP: 6:00**

**DISCUSSION AND ACTION ON PUBLIC HEARING FOR SUBDIVISION PLAT AMENDMENT FOR AV-1-2-29-310, AV-AVR-3-8, AV-1330-E. OWNERS MARTY AND TISH LISONBEE**

Commissioner Seese doesn't think it is a good idea to have AG in a residential area. He would like to see rural estate zone buffer AG.

Commissioner Kuehne mentions that this 3 acre lot doesn't meet the minimum for 5 acre AG requirement. But as of now we are not here for rezone.

Commissioner Seese asks if they would consider changing it. Marty says he is hesitant to do that because of the limit on garage space. And he doesn't want to pay to change the zone when it is zoned what they want.

**MOTION:** COMMISSIONER KUEHNE MOVES TO APPROVE THIS CHANGE AND FORWARD IT ON TO THE TOWN COUNCIL FOR APPROVAL FOR AV-1-2-29-310, AV-AVR-3-8, AV-1330-E OWNERS MARTY AND TISH LISONBEE

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:  
Commissioner Jorgensen- Aye  
Commissioner Prentice – Aye  
Commissioner Seese - Aye  
Commissioner Kuehne– Aye  
Chairperson Browning- Aye

The vote was unanimous and the motion carried.

**DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN REVIEW FOR MILES MARK SUBDIVISION  
INCLUDING PARCELS AV-1319-E AND AV-1319-A. STANDARD DEVELOPMENT**

**TIME STAMP: 13:45**

Mayor Lisonbee distributes staff comments on this site plan. Owner wants to put in 5 parcels. Commissioner Kuehne mentions that they have problems with access for this area if they are going to use Rome Way as a primary access. They have 18 lots there currently. Fire Chief mentions that international fire code states that you can have 30 lots without a second access.

There are 60 acres up there. Frank Lindhardt shares his concern about ownership of the land they plan on using for the road. Standard Development Engineer mentions that they have purchased or are in the process of purchasing the parcel that will abut to Rome way. The owner will get an affidavit to prove ownership seems the county record on ownership has not yet been updated for these parcels.

Shawn mentions that the land will have to be in your name.

Commissioner Seese asks if they have had any perc tests up there for septic.

Town Attorney Guzman indicates if they are doing a preliminary site plan review and approving this then we will need to plans with contingencies.

Commissioner Seese asks what is going on the road that was being cut in up on the hillside - That isn't happening anymore.

Commissioner Kuehne asks if the access from the East could become the primary access at some point.

Chairperson Browning mentions that if they use Rome Way they will need to improve the road Frank Lindhardt: they will have to make a temporary turn around that meets fire code.

Chief: they will need to work with the water district on generators for water on the upside of the mountains.

Mayor: they had an agreement with the gooseberry mesa area to use generators.

Commissioner Seese requests that they come back with answers to the questions given to them on the staff comments documents. He also requests time for the commission to review the information as well.

Rasmussen: this list really helps us see what the town expects.

Commissioner Kuehne: Would like to know how they will solve the issue of current town policy and access to Highway 59. Rasmussen- On the master plan we have the road planned. As things progress we will need to get the easements in. We may need to work with the attorneys to create a development agreement for roads.

Shawn mentions that we would prefer to have the road dedicated.

The Commission will follow up on this another day after they have more answers for the questions posed and the commissioners have time to think about the project.

**DISCUSSION AND ACTION ON PRELIMINARY SITE PLAN REVIEW FOR REDSTONE SUBDIVISION INCLUDING PARCELS AV-1345, AV-1327, AV-1326, AV-1346, AV-1348-A, AV-1348-B, AV-1349, AV-1359. STANDARD DEVELOPMENT**

**TIMESTAMP 34:45**

Rasmussen mentioned they are working with UDOT to create a safe access on and off highway 59. We need to figure out the exact location where the highway will meet up with Main Street.

Commissioner Seese mentions that he believes the BLM has an invested interest in this because of all the mountain bike trails in the area.

Rasmussen also mentions that the county wants this road in and is working with Rockville to get Main Street done.

Commissioner Prentice mentions that the county is trying to make a second entrance into Zion National Park.

Rasmussen we can go through each of the items that are mentioned on the staff comments. We will take baby steps to get things done.

Commissioner Kuehne is wondering which ones are the priorities. Rasmussen said the cabins and RV Park. Then the subdivisions

Rasmussen they also want to start on the things that are going to bring in money.

**ADJOURNMENT**

**TIME STAMP 44:45**

**MOTION:** Commissioner Seese motions to Adjourn

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

Commissioner Jorgensen –	Aye
Commissioner Prentice –	Aye
Commissioner Seese -	Aye
Commissioner Kuehne–	Aye
Chairperson Browning -	Aye

All vote aye

**MOTION:** Commissioner Seese motions to reopen the meeting

**SECOND:** Commissioner Kuehne  
**VOTE:** Chairperson Browning called for a vote:

Commissioner Jorgensen –	Aye
Commissioner Prentice –	Aye
Commissioner Seese –	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye

Commissioner Seese asks if someone has been hired to look at development plans.  
Frank Lindhardt mentioned this has already been done.

**MOTION:** Commissioner Seese motions to Adjourn  
**SECOND:** Commissioner Prentice  
**VOTE:** Chairperson Browning called for a vote:

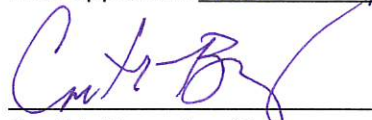
Commissioner Jorgensen –	Aye
Commissioner Prentice –	Aye
Commissioner Seese –	Aye
Commissioner Kuehne–	Aye
Chairperson Browning –	Aye


The vote was unanimous and the motion carried.

No meeting on December 26<sup>th</sup>.

Meeting adjourned at 6:46 pm.

Date approved: Feb. 13, 2019

  
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Cynthia Browning, Chairperson

ATTEST BY:   
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Michelle Kinney, Recorder